

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Barnstaple Rugby Club Main Room - Barnstaple Rugby Club on Wednesday, 11th March, 2020 at 10.00 am

PRESENT: Members:

Councillor Ley (Chair)

Councillors Chesters, Davies, Fowler, Gubb, Knight, Mackie, Prowse, D. Spear, L. Spear, Tucker and Yabsley

Officers:

Solicitor and Lead Planning Officer (South)

Also Present:

Councillors Mack and York

59. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Crabb, Lane and Leaver.

60. TO APPROVE AS A CORRECT RECORD THE MINUTES OF THE MEETING HELD ON 12TH FEBRUARY 2020

RESOLVED that the minutes of the meeting held on 12 February 2020 (circulated previously) be approved as a correct record and signed by the Chair.

61. ITEMS BROUGHT FORWARD WHICH IN THE OPINION OF THE CHAIR SHOULD BE CONSIDERED BY THE MEETING AS A MATTER OF URGENCY

The Chair advised that following the conclusion of the meeting, there would be an informal discussion regarding the Committee undertaking site inspections of sites which had previously been granted planning permission.

62. DECLARATION OF INTERESTS

There were no declarations of interest announced.

63. 66122: OLIVER BUILDINGS, BARNSTAPLE, EX31 2AA

The Committee considered a report by the Head of Place (circulated previously – now appended).

The Committee noted that the incorrect year had been included on pages 22 and 23 of the report and that reference to replies received from Councillor Lofthouse should have stated 13 November **2019** and DCC Childrens Services should have stated 4 December **2019**.

The Lead Planning Officer (JW) reported the receipt of amended drawings in relation to Block 2.

Councillor Yabsley arrived at the meeting. In accordance with Part 3, Annexe 1 of the Constitution, as Councillor Yabsley had arrived during the consideration of the application he was unable to propose or second any motion or amendment or cast a vote.

The Lead Planning Officer recommended that in addition to the recommendation, that delegated authority also be granted to finalise the conditions in relation to the approval of materials to be used; to secure a window strategy for each floor to retain historical importance; inclusion of conditions as recommended by the Conservation Officer; and the amendment of the pre-commencement dates as appropriate in some of the conditions.

Alan Rennles (Barnstaple Town Council representative), Tim Street (objector), Andrew Pegg (Wessex Developer) and Joe Horner (representing the agent) addressed the Committee.

In response to questions raised about Block 1, the Lead Planning Officer advised that there was a significant amount of highway in the surrounding area and there was an opportunity for another area of public realm to be provided behind Block 1. In her opinion there was a reasonable separation distance between the bus stop and the public highway and Block 1. She referred to the consultation response received from the Planning Policy unit dated 10 January 2020 regarding the principle of Block 1 in terms of its conformity with policies in the adopted Local Plan.

In response to a question, the Lead Planning Officer advised that Barnstaple Town Council had suggested the provision of electric car charging points. She read the applicant's response as detailed on page 64 of the report.

RESOLVED (unanimous) that the application be APPROVED as recommended by the Head of Place subject to the Head of Place being delegated authority to finalise the conditions in relation to:

- (i) the approval of materials to be used;
- (ii) to secure a window strategy for each floor to retain historical importance;
- (iii) inclusion of conditions as recommended by the Conservation Officer;

- (iv) the amendment of the pre-commencement dates as appropriate in some of the conditions.

64. 66138: OLIVER BUILDINGS, BARNSTAPLE, EX31 2AA

The Committee considered a report by the Head of Place (circulated previously – now appended).

RESOLVED (unanimous) that the application the APPROVED as recommended by the Head of Place.

Chair

The meeting ended at 10.55 am

NOTE: These minutes will be confirmed as a correct record at the next meeting of the Committee.